

## REINFORCING PLACES

### Principle:

Each building site lies within a larger physical context having various and distinct urban features and characteristics to which the building design responds.

### Guideline:

City patterns of pedestrian circulation and desirable ground floor activities shall be maintained and extended. New development or redevelopment shall reinforce the character of the street type with careful attention to the pedestrian experience of the street as a distinct place in the City. Applicants shall demonstrate how their project responds to these conditions.



***New infill development that maintains the scale of surrounding buildings and continues pedestrian-oriented ground floor activity***

## VEHICULAR ACCESS

### Principle:

Like blank walls, vehicular curb cuts effectively “deaden” the street environment where by increasing pedestrian exposure to moving vehicles, limiting opportunities for landscaping and trees, eliminating on-street parking spaces, and inhibiting uses that promote interaction.

### Guideline:

Whenever possible, public alleys shall be preserved and used to access service areas, loading docks and parking. With the exception of public alleys the following vehicular access guidelines are specific to each street type.

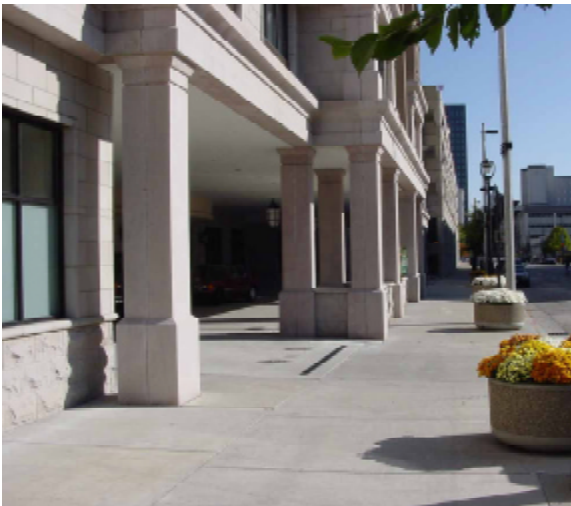
*Shopping Streets:* Vehicular access is prohibited except at public alleys.

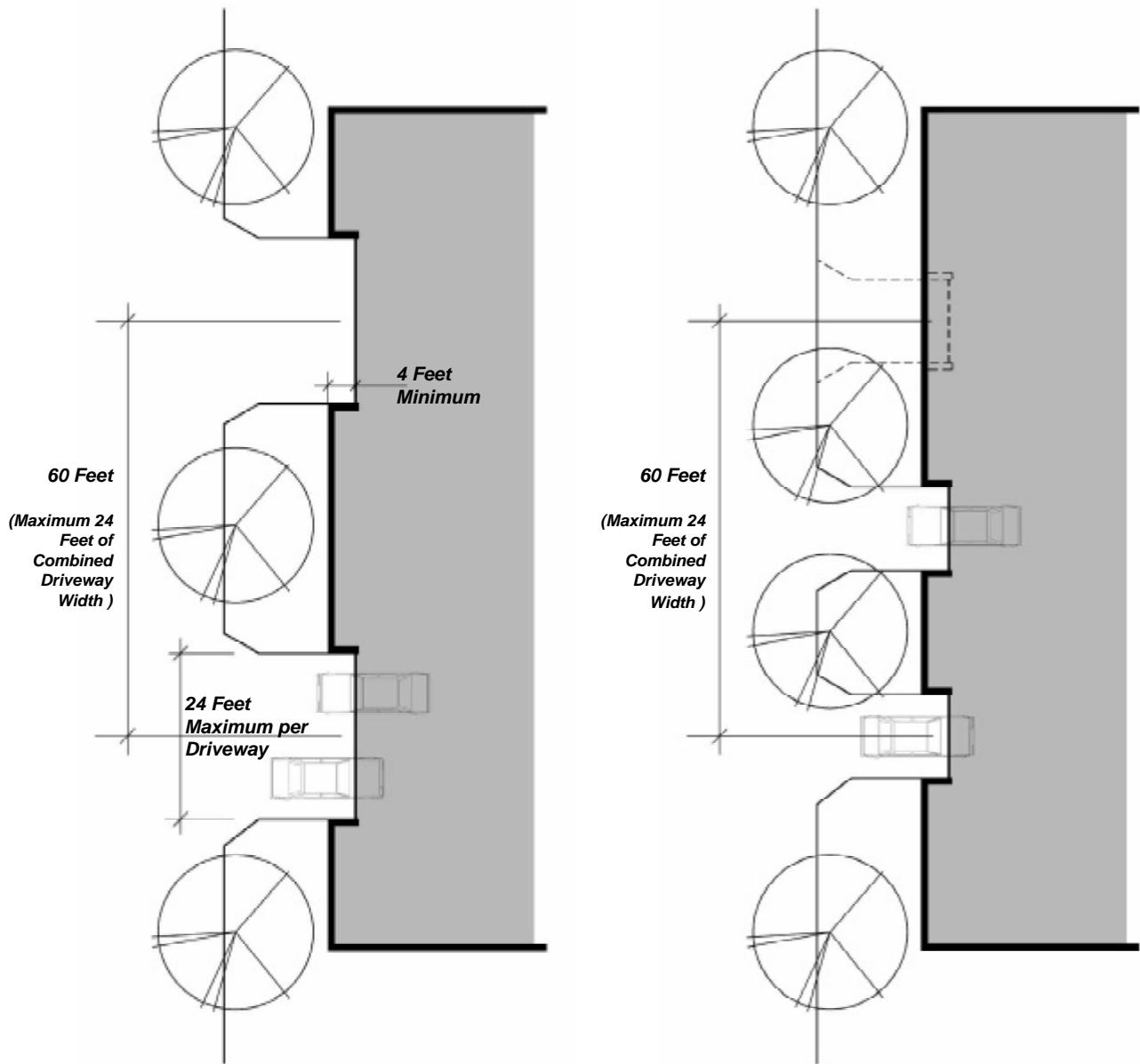
*Mixed Use Streets:* Access to structured parking: There shall be no more than 24 feet of combined driveway width for every 60 feet of block length. Driveways shall be no wider than 24 feet as they cross the public walk. Garage doors where required shall be transparent and set back a minimum of 4 feet from the building’s facade.

Access to surface lots and service areas: There shall be no more than 24 feet of driveway for every 120 feet of block length. Driveways shall be no wider than 24 feet as they cross the public walk. When consolidating vehicular entrances exceptions to the driveway width requirement may be considered. For surface lots see required landscaping in Zone One on page 36.

*Service Streets:* Access to structured parking, surface lots and service areas: See Mixed Use Streets above.

***Vehicular access to a building provided through a porte-cochere drive that meets the guideline requirements.***





*Options for Access to Structured Parking  
(Mixed-Use and Service Streets)*

## BUILD-TO-LINE AND SETBACKS

### Principle:

The underlying principle of all urban places is the enclosure of space by buildings. Buildings at the street edge define the space of the public realm and reinforce the urban quality of the street and the pedestrian experience.

Where appropriate, well-designed open spaces that provide seating and take advantage of solar access and views promote a visually pleasing, safe, and active environment for workers, residents, and visitors.

### Guideline:

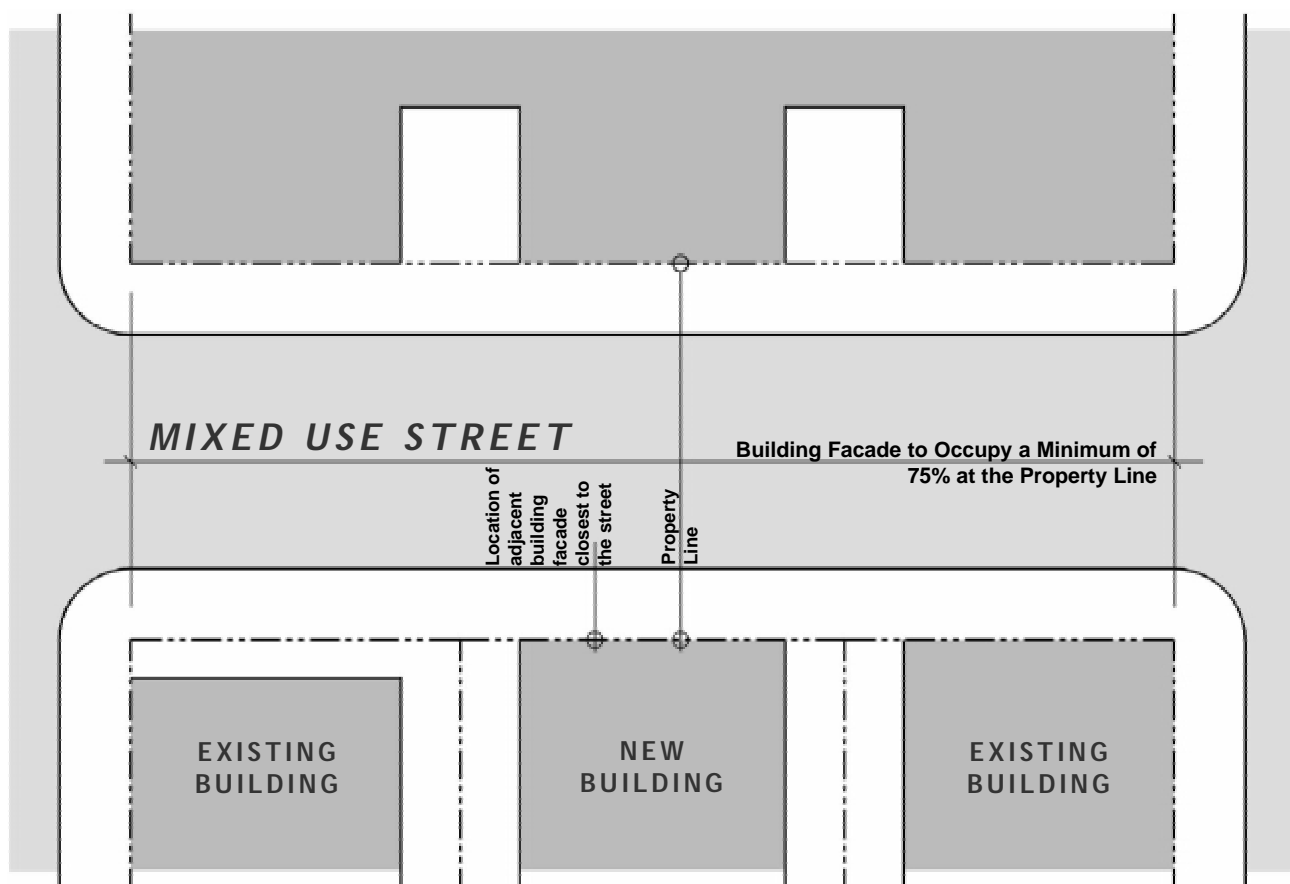
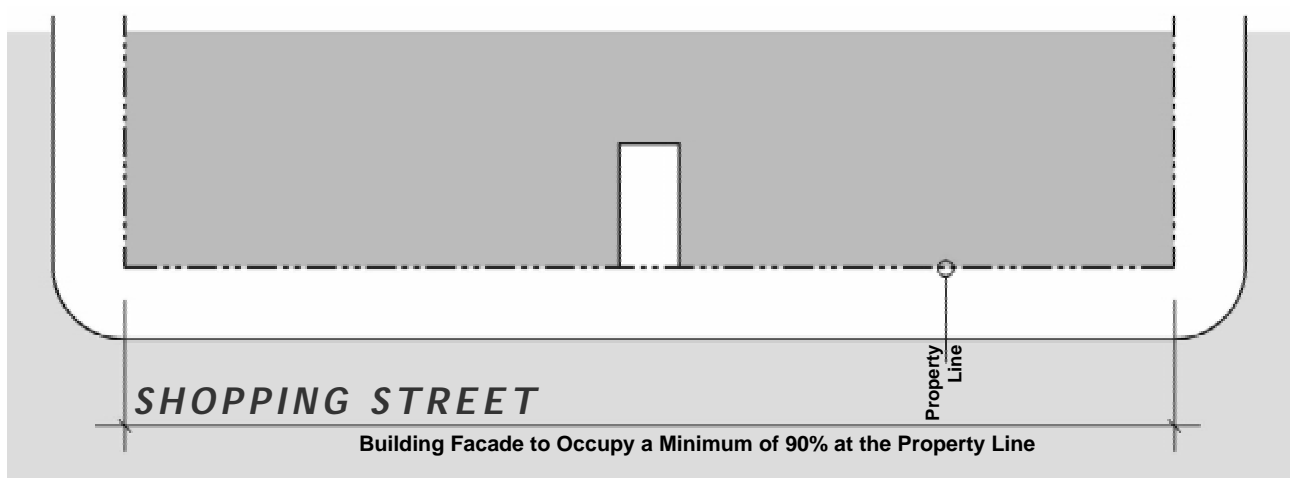
A percentage of the building facade must be located at the property line on each street. The remainder of the building facade may be set back further. The build-to-line applies to the facade from street level up to the minimum building height (regulated in the City Zoning Ordinance). Exemptions include building entries less than 4 feet deep and 16 feet wide and indentations and openings that do not exceed 1 foot in depth perpendicular to the facade.

Corner lots may combine open frontage allowed on both streets to provide a public space that opens to one of the streets. All spaces created by buildings that are set back are subject to the guideline in Zone One - *Transitional Spaces Type III - Courts or Gardens* that follows on page 29.

*Shopping Streets:* The building facade shall occupy a minimum of 90% of the lot width at the property line. Build-to-line location: 1 foot behind the property line.

*Mixed Use Streets:* The building facade shall occupy a minimum of 75% of the lot width at the property line.

*Service Streets:* No requirement.



## COMPOSITION - HEIGHT

### Principle:

The horizontal extension of roof lines and cornice lines from facade to facade brings continuity to the street reinforcing it as an urban space. However a site's highest and best use may call for a significant increase of floor area over and beyond historical development patterns. New development can address this apparent contradiction with a design approach that acknowledges continuity of context.



*The tower is setback from street while the base of the building relates to surrounding building heights*

### Guideline:

Buildings should be context sensitive, which will enhance distinctive skyline character and promote individual expression, but need not be built at the exact and/or similar height as their neighbors.



*The cornice line on the buildings on the right is carried through as a composition feature on the building on the left*



## COMPOSITION – BASE, MIDDLE AND TOP

### Principle:

Adopting a base middle and top compositional strategy not only ties the facade to a long tradition of architectural expression but provides a flexible method of relating the building to the pedestrian, at its base, to the surrounding architecture, (mid-section expression), and to the opportunity for unique formal identity in the skyline.

### Guideline:

The building's street facades shall express a base, middle and top composition strategy.



Zones One (Base), Two (Middle) and Three (Top)



## COMPOSITION - PROPORTION

### Principle:

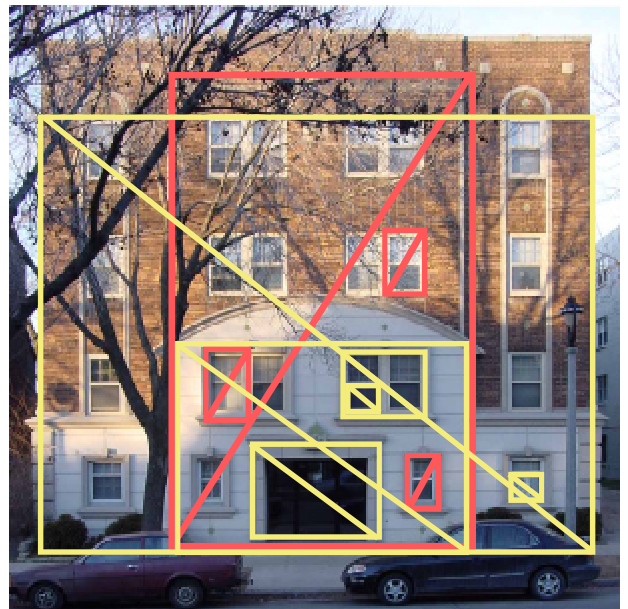
Proportion is the numeric ratio of two opposing dimensions of a form or space such as height/width. The use of proportion is intended to provide a sense of visual harmony among elements of a building. A well-proportioned building has component parts, (windows for example), that have the same proportion as the other parts, (structural bays, panels, facades zones, etc.). A pattern of components with a greater height than width creates a preferable vertical proportion consistent with taller building massing that is historically prevalent in the City.

### Guideline:

The building's massing and resulting surfaces shall demonstrate consistent proportional harmonies, (simple ratios), that shall be, by way of extension, used in the development of the facade's composition and details.



*A well proportioned facade*

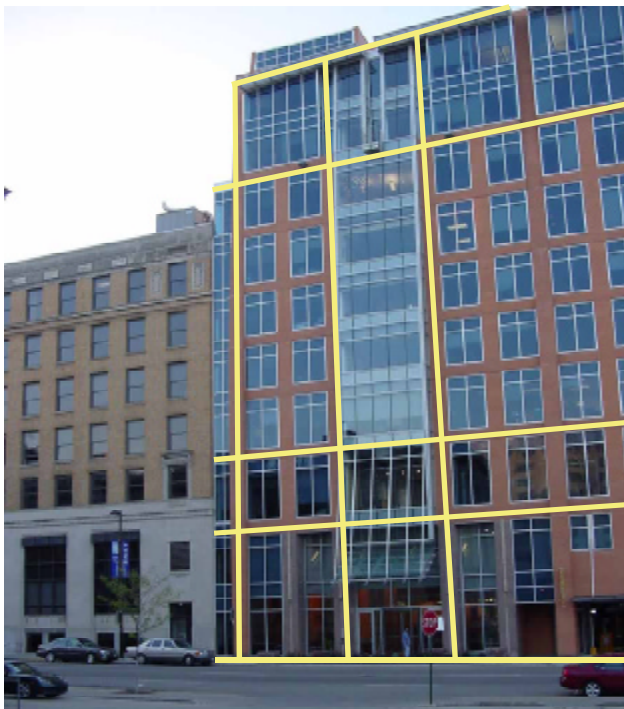


*Height : Width ratios are repeated in two different proportioning systems*



### Principle:

Human scale is evident everywhere in the urban landscape. While recent development projects have grown in size, they have also recognized and responded to the scale of earlier development patterns evident in adjacent city blocks and buildings and to human proportions and scale.



*Facade arranged into multiple elements*



*Large building scaled to context through smaller components*

### Guideline:

In order to achieve an architectural composition responsive to site context and human scale, distinctive compositional elements (base, middle, top, etc.) must be distinguishable from a distance of both near and far. This articulation strategy for building massing and facades simultaneously contributes to the notion of visual richness discussed in Zone Two.